



Fort Lowell Historic Zone Advisory Board
Tuesday, August 25, 2020 at 7:00PM
Virtual Meeting

Meeting Minutes/Legal Action Report

1. Call to Order/Roll Call

Members present: Elaine Hill (co-chair), Chris Jech (co-chair), Carol Maywood, Colleen Sackheim, Michael Bell, and Mary Lou Fragomeni-Nuttall. A quorum was established, and the meeting was called to order at 7:12PM.

2. Approval of Minutes: February 25, 2020

A motion was made by Fragomeni-Nuttall to approve the minutes with corrections of February 25, 2020 and duly seconded by Jech.

Several corrections were noted. Maywood noted a correction on the top of page 2 in the first line that the word "truck" was misspelled. Hill also noted several corrections which included:

- First page under guests Diana Alarca should be Diana Alarcon
- First page under item 2a, first paragraph, last sentence, it should be Diana Alarcon and not Diana Alarca
- First page under item 2a, second paragraph, 7th line, it states that FLHPZ was chosen for the pilot program, it should be Old Fort Lowell Neighborhood Association (OFLNA)
- First page, under item 2a, second paragraph, where it states "data shows an upgrade" it should state "increase in volume."
- First page, under item 2a, second paragraph, where it states "led to anger" it should say "surprised some residents."
- Second page, first paragraph, third line, where it states "re-routing trucks to the road" it should say "re-routing trucks away from the road."

The motion was passed by a voice vote of 5-0-1 (Sackheim).

3. Reviews

a. HPZ 20-042, 3031 N. Craycroft Road

Construction of a perimeter wall over 6' tall.

Full Review/Contributing Property

The project was presented by Demion Clinco. It was discussed in two phases, the perimeter wall and the patio wall. The proposed perimeter wall would run along Craycroft and is proposed to be set back on the property line. San Luis

adobe bricks would be used for the wall. The proposed burnt adobe brick is consistent with the brick already used at the property. There are remains of a previous wall along Craycroft, so the proposed wall will sit behind the remains. The proposed wall will also sit behind the trees that front on to Craycroft. The total length of the wall will be 139.7' at the northern end and 109.8' at the southern end. The height of the wall will be 6' from grade. There would be decorative columns at the driveway that will be between 6' and 7' tall.

The board members had several concerns and questions about the proposed project.

- Are there any structural concerns given the length and that it is free-standing? (No, not with burnt adobe.)
- The other walls in the district do not have a 100' run without some sort of undulation or variation. (There is a natural change of grade that will create undulation/variation.)
- Have sound people been consulted? (No, but we have discussed other mitigation measures such as trees. The water bill is rather high right now.)
- Whatever is done there will be a visual impact. The top of the wall should meander as well as the length.
- Would prefer asphalt adobe to match the Margoles property.
- Has a source for asphalt stabilized adobe or concrete stabilized adobe been found? (No, asphalt stabilized adobe has a 25-year life span. San Luis adobe is already on the property and San Luis adobe is affordable.)
- You could create different wall planes to create variation.

Board members were hesitant to make a motion on the perimeter wall, so the discussion moved to the patio wall.

Demion Clinco provided information on the proposed patio wall. The proposed wall would replace a slat fence on the east portion. The wall would follow the same irregular line that currently exists. The fence would become an extension of the house and have a hand troweled finish to match the house. The wall would be stepped and built out of adobe. The need for the patio wall would be evaluated after the perimeter wall was installed and determined if it worked as a sound barrier.

Jech made a motion to approve the patio wall as presented. The motion was seconded by Sackheim.

Michael Taku, Historic staff, asked if there were any concerns about the height of the proposed wall. If there were no concerns, then the board members would have to craft a motion that waived the height.

The motion was amended to waive the height as an exception to what is required by the city and consistent with the pattern and rhythm of the neighborhood. The amendment was agreed to by the motion maker (Jech) and Fragomeni-Nuttall. Sackheim, the seconder of the original motion, was agreeable to the amendment. The motion passed with a vote of 6-0.

After the patio wall was discussed, the board members revisited the motion for the perimeter wall. A motion was made by Fragomeni-Nuttall approve concept of the sound barrier wall with a principle height of 6' with irregular height and horizontal features as described by the board with a minor review to show final placement and height variances. The motion was seconded by Bell. The motion was passed with a vote of 6-0.

b. HPZ 20-043, 3231 N. Craycroft Road

Construction freestanding covered patio area with concrete benches.
Full Review/Non-Contributing Property

No applicants were in attendance to present this item. The item was trailed to the next available meeting.

4. Corbett Ditch Restoration Update

Maywood provided an update on the restoration. On Thursday, June 11 a meeting was held to assess the current status of the Corbett Irrigation Ditch and determine the possibility and essential actions needed to restore the integrity and water flow within the ditch. Participants present were: Historic Preservation advocate Demion Clinco, Watershed Management Group Director of Restoration Trevor Hare, Wildlife Biologist Barry Spicer, and Historic Zone Board members Colleen Sackheim and, myself, Carol Maywood. Maps and prior reports were reviewed, and likely next steps were proposed.

After the discussion, Demion, Trevor and I walked the portions of the ditch from the culvert beneath Craycroft Road, proceeding in a southwesterly direction through the Adobes del Bosque and Presidio neighborhoods, to the site where it enters the pipeline tracking underground farther west. Several Adobes del Bosque residents along the path of the ditch had been pre-notified and agreed to provide and/or allow access to the ditch as it traverses their properties. This reality will be one of the many hurdles to be addressed before a fully functional plan can be developed.

Since the June meeting Trevor has been following through on several of the preliminary items brought up during our discussion.

A follow up meeting is anticipated to be held in September.

5. Butterfly and Moth Book Update

Sackheim provided an update on the book. The book had been on hold due to illness, but it is picking back up. Margaret Poe was originally contacted to do the cover, but she is no longer available. She would like to discuss the possibility of paying someone to do the cover. She believes that the costs would be \$1,000 to \$1,500. It was suggested that for that amount of money, the graphics in the book should be expanded. It was determined that board members would continue to deliberate on how they would like to move forward.

6. Minor Review Update

a. Updates on recent Minor Reviews provided

A Minor Review was completed for a screen door at 5433 E. Fort Lowell Road on August 21, 2020.

7. Call to the Audience

None.

8. Future Agenda Items

None.

8. Adjournment

A motion was made by Sackheim to adjourn the meeting. The motion was seconded by Maywood. The meeting was adjourned at 8:46PM.